094.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	538,700 / 538,700
					USE VALUE:	538,700 / 538,700
					ASSESSED:	538,700 / 538,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
505		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YEH DAVID ALEXANDER
Owner 2:	
Owner 3:	
Street 1:	25 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OO MIN ZAW -
Owner 2:	YAMANAKA EMI -
Street 1:	505 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1242 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5049.000	178,700		360,000	538,700
Total Card	0.116	178,700		360,000	538,700
Total Parcel	0.116	178,700		360,000	538,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.74 /Parcel: 433.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61845

GIS Ref

GIS Ref

Insp Date 10/12/18

!7757!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	178,700	0	5,049.	360,000	538,700		Year end	12/23/2021
2021	101	FV	172,700	0	5,049.	360,000	532,700		Year End Roll	12/10/2020
2020	101	FV	172,600	0	5,049.	360,000	532,600	532,600	Year End Roll	12/18/2019
2019	101	FV	156,600	0	5,049.	354,900	511,500	511,500	Year End Roll	1/3/2019
2018	101	FV	156,600	0	5,049.	272,600	429,200	429,200	Year End Roll	12/20/2017
2017	101	FV	156,600	0	5,049.	257,200	413,800	413,800	Year End Roll	1/3/2017
2016	101	FV	156,600	0	5,049.	236,600	393,200	393,200	Year End	1/4/2016
2015	101	FV	155,800	0	5,049.	221,200	377,000	377,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:07:34

LAST REV

Date	Time
11/17/21	08:42:26
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7757

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OO MIN ZAW,	1437-130		7/10/2013		358,000	No	No		
SCHULTZ STEVEN	1298-105		2/28/2005		366,925	No	No		
CHING HONG	1225-26		8/1/2000		240,000	No	No		
	1015-130		7/1/1986		151,000	No	No		Y

USER DEFINED

Prior Id # 1:	61845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2021	1414	Porch	18,500	C				
6/3/2011	539	Re-Roof	5,411					
3/26/2009	167	Redo Bas	4,000					
2/26/2008	156	Add Bath	5,000			G9	GR FY09	
3/17/1992	81		1,500					6X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
12/13/2008	Meas/Inspect	345	PATRIOT
7/25/2005	MLS	HC	Helen Chinal
11/29/2000	MLS	MM	Mary M
1/28/2000	Mailer Sent		
1/28/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5049		Sq. Ft.	Site		0	70.	1.02	6			Med. Tr	-10					360,027						360,000	

Total AC/HA:	0.11591	Total SF/SM:	5049	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	360,027	Spl Credit		Total:	360,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01999998
Adj $ / SQ:	137.700
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	242846
Depreciation:	64111
Depreciated Total:	178735

COMMENTS

SCUTTLE. WIP- BMT RRM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

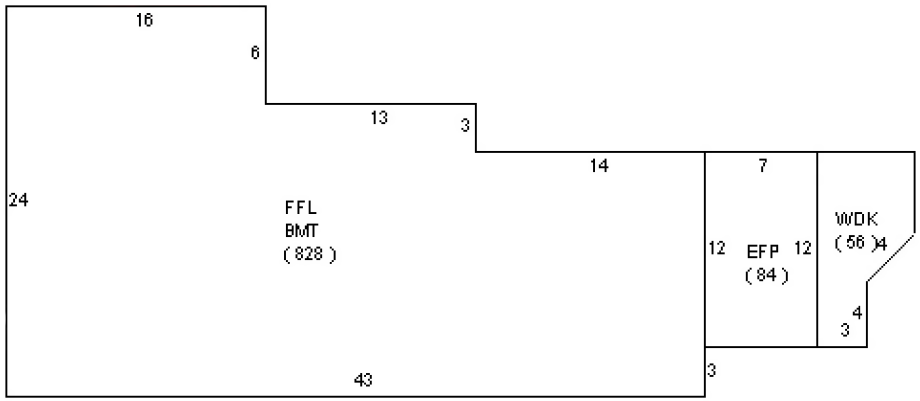
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	137.70
Special Features:	0	Val/Su Net:	99.50
Final Total:	178700	Val/Su SzAd	215.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	828	61.970	51,307
FFL	First Floor	828	137.700	114,016
EFP	Enclos Porch	84	60.830	5,110
WDK	Deck	56	16.320	914

Net Sketched Area:	1,796	Total:	171,347
Size Ad	828	Gross Area	1796	FinArea	1242
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc